

PLANNING DIRECTORS HEARING

July 15, 2020

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **H19-039 & T19-033.** Site Development Permit to allow the demolition of an approximately 2,154-square foot single-family residence, a detached secondary unit, multiple sheds, and a swimming pool for the construction of six single-family homes, the removal of 12 ordinance sized trees; and a Tentative Map to subdivide one lot into six lots on an approximately 1.3-gross acre site located on the west side of Almaden Road, approximately 150 feet northerly of Corvallis Drive (6805 Almaden Road) (Almaden Investments, LLC, Owner) Council District 10. CEQA: Exempt pursuant to CEQA Guidelines 15332 for Infill Development Projects.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Deferred to the July 29, 2020 Director's Hearing meeting per Staff request.

3. CONSENT CALENDAR

- a. **H17-002 & T18-009.** Site Development Permit to allow demolition of all commercial buildings and structures for the construction of an approximately 8,005-square foot commercial building and the removal of one ordinance-sized tree on an approximately 0.6-gross acre site and Vesting Tentative Map to merge two lots resulting into one 0.6-gross acre lot with a street dedication and an easement vacation located on the northwest corner of North 1st Street and Highway 880 (1231 North 1st Street) (Chi Mai, Owner) Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<https://www.sanjoseca.gov/planningmeetings>

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Site Development Permit and Vesting Tentative Map.

ACTION: APPROVED

- b. [PDA78-011-01](#). Planned Development Permit Amendment to construct an approximately 7,116 square foot single-story multi-tenant commercial building located in the parking lot of an approximately 6.28-gross acre existing shopping center site located on the north side of Santa Teresa Boulevard approximately 347 feet south of Santa Teresa Boulevard and Bernal Road (0 Santa Teresa Boulevard) (ROIC California LLC, Owner) Council District 2. CEQA: Santa Teresa Commercial Building Project Mitigated Negative Declaration.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Santa Teresa Commercial Building Project Mitigated Negative Declaration in accordance with CEQA. **Approve** a Planned Development Permit Amendment.

ACTION: APPROVED

- c. [SP19-003](#). Special Use Permit to demolish an existing 1,616-square foot office/storage building and construct a 5,000-square foot supportive office building and a 1,133-square foot storage building, remove two non-ordinance sized trees, and allow outdoor storage use with a relocated covered storage shed at the rear of the site as well as site improvements including parking, landscaping, grading and drainage on an existing 0.89-acre industrial site located on the south side of Commercial Street, approximately 310 feet easterly of N 5th Street (250 Commercial Street) (Maniglia Landscape Construction Company, Owner) Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(c) for New Construction of Small Structures.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Special Use Permit.

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:09 a.m.